


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	BMZA / 1517 South Caton Avenue		

TO

Mr. David Tanner, Executive Director  
Board of Municipal and Zoning Appeals  
417 East Fayette Street, 14<sup>th</sup> Floor

DATE: April 29, 2015

### REQUEST

The Department of Planning has received Michael Weiland's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Verizon Wireless, to co-locate one wireless antenna on the rooftop of an existing building, with related equipment located on the side of the building. The Zoning Administrator has determined that this is a conditional use in a B-2 Zoning District. We understand that this appeal is scheduled for hearing on May 5, 2015.

### SITE

1517 South Caton Avenue is located on the northeast corner of the intersection with Georgetown Road. This property measures approximately 221'6" along Caton Avenue and 95' along Georgetown Road and contains approximately 0.611 acre, and is currently improved with a one-story detached commercial building measuring approximately 44' by 67' and a canopy over gasoline pumps. This site is zoned B-2-1 and is located within the Caton/ 95 Urban Renewal Plan area.

### ANALYSIS

Conditional Use: In this zoning district, antenna towers, microwave relay towers, and similar installations for communications transmission or receiving, are a conditional use, requiring approval by the Board (§6-308). In this case, the property was last authorized for use as an automobile (gasoline) service station, which is also a conditional use in this B-2 Community Business District.

Neighborhood Impact: There should be minimal impact, if any, on the surrounding area or community, due to the height of the existing building on the subject property, the size of the antennas, and the height at which they will be placed.

Co-location: In order to minimize the number of antenna towers and monopoles constructed throughout the City of Baltimore, the Department of Planning has adopted a policy of co-location. When our Department receives applications for antenna towers or monopoles, staff encourages the applicant to design a structure that can accommodate several other wireless technology providers. This co-location of antennas minimizes the number of antenna towers or monopoles needed throughout Baltimore City.

Historical and Architectural Preservation: The Historical and Architectural Preservation Division of the Department of Planning has reviewed the application and determined that the proposed location is not:

- On a Baltimore City Landmark property list or within a Baltimore City Historical and Architectural Preservation District
- A property, or within a district, listed on the Maryland Inventory of Historic Properties
- A property, or within a district, listed on the National Register of Historic Places.

Urban Renewal Plan: This property is located in the Caton/ 95 Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

TransForm Baltimore: This property would become part of a OIC (Office-Industrial Campus) District (Proposed Zoning Map Area 14-B) in which wireless telecommunications antennas that comply with stealth design standards would be permitted uses; if not so complying, they would be conditional uses (Table 11-301).

### **RECOMMENDATION**

The Department of Planning recommends approval of this appeal, subject to these conditions:

- The antenna and related equipment must be painted to match the building, to ensure they are visually unobtrusive; and
- The antenna and related equipment will remain mounted as illustrated in the plans and elevations submitted to Planning; and
- The applicant will adequately mitigate any adverse effect as specified in the report of the Historical and Architectural Preservation Division of the Department of Planning in accordance with that report's recommendations.

TJS/wya/mf

cc: Michael Weiland, Appellant